LOT 22
BARNWELL MANOR PHASE 3
OR 2445/770

RENSBERRY FAMILY TRUST/RENSBERRY VICTOR BURTON TRU
92696 SHIPTON LANE
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02

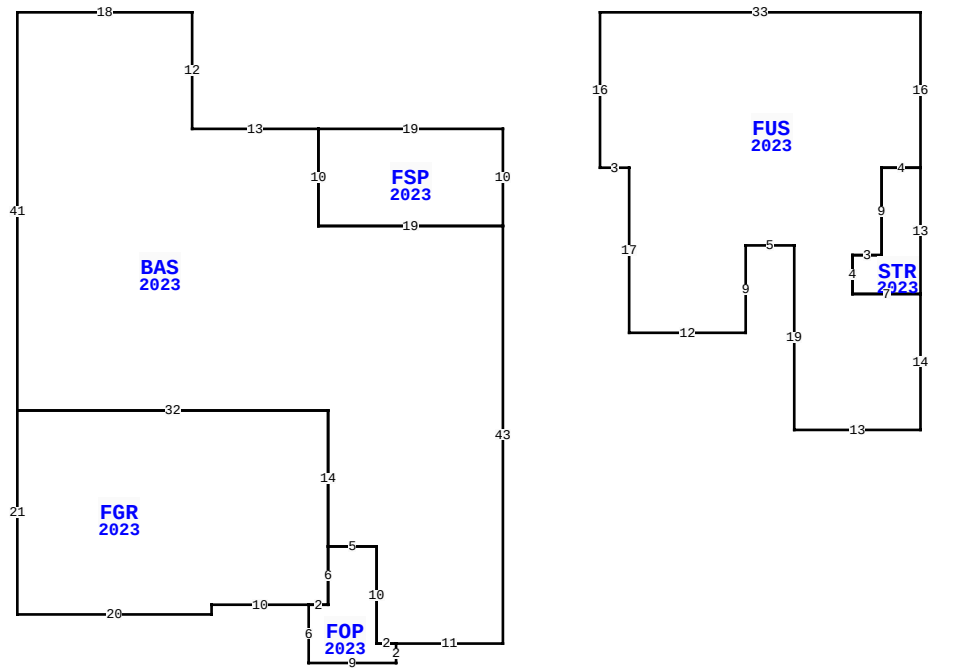
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2023	1,858	262,332
FGR	660	55	2023	363	51,252
FOP	76	30	2023	23	3,248
FSP	190	40	2023	76	10,730
FUS	1,059	100	2023	1,059	149,521
STR	64	10	2023	6	847
TOTALS	3,907			3,385	477,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,385	102.0832	141.90	480,332	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2917 HX Base Yr 2024



92696 SHIPTON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		477,930
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		602,930
SOH/AGL Deduction		348,687
ASSESSED VALUE		254,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,832
TOTAL JUST VALUE		602,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006627	SCRN ENCL	5,684	05/19/2023
22004612	NEW CONSTR	482,145	03/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/959	7/20/2023	WD	U	V	11	100
GRANTOR: RENSBERRY VICTOR B &						
GRANTEE: RENSBERRY FAMILY TR						
2622/1384	2/28/2023	SW	Q	I	01	598,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RENSBERRY VICTOR B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,13] W19 N10 W13 N12 W18 S41 E32 S14 E5 S10 E2 E11 N43 $
FUS=[YR=2023;ORIG=70,-9] E33 S16 W4 S9 W3 S4 E7 S14 W13 N19 W5 S9 W12 N17 W3 N16 $
FGR=[YR=2023;ORIG=10,32] E32 S14 S6 W2 W10 S1 W20 N21 $
FSP=[YR=2023;ORIG=41,3] E19 S10 W19 N10 $
FOP=[YR=2023;ORIG=42,46] E5 S10 E2 S2 W9 N6 E2 N6 $
STR=[YR=2023;ORIG=103,7] W4 S9 W3 S4 E7 N13 $
.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	90.00	120.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 06/05/2023 BY MLU Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS